

ELEMENT	GOALS	OBJECTIVES	BACKGROUND/ NEED	POLICIES	IMPLEMENTATION
LAND USE	Promote land use that retains the unique rural character of the East Mountain Area.	<p>Emphasize development that consists primarily of ranches, farms, and large-lot (minimum net lot size of two acres) single-family residential lots.</p> <p>Provide public trail corridors and trailheads wherever possible.</p>	<p>According to 2004 County Zoning data, about 97% of the private land has A-2 zoning, about 1.5% has M-H or R-1 zoning; about 1% has A-1 zoning, less than 1% has commercial zoning (C-N, C-1, C-2), and less than 1% has industrial zoning (M-1, M-2). Many of these parcels have yet to develop, but this zoning prescribes future land use and lot size requirements. If the existing zoning continues, most privately owned properties may develop with residential uses, and properties may be subdivided, provided they meet the minimum lot size requirement of 2 acres for each lot.</p>	<p>Bernalillo County shall evaluate future development and land uses in accordance with the specific environmental factors affecting each site. These factors include:</p> <ul style="list-style-type: none">a. water availability and qualityb. waste water disposal and treatmentc. steep slope areas/erosion controld. floodplain/arroyo corridorse. visual characteristicsf. vegetationg. soil typesh. fire breaks in forested areas.	<p>Sector Plans</p> <p>Bernalillo County can prioritize and prepare specific plans for neighborhoods or sub-areas within the East Mountain Area. These plans will specify development criteria for the areas they cover and can establish specialized zoning.</p> <p>Appropriate zones for designated activity should be established.</p> <p>An option to maintain rural character of the area would be to select zones along North Highway 14 and Interstate 40 that could serve as transitions from commercial nodes to residential areas. These zones could include residential and neighborhood scale businesses. Zones would require appropriate setbacks, performance standards and development guidelines (shared access, signage and landscaping requirements).</p>
	Protect the property rights of property owners while ensuring health, safety and welfare of all inhabitants.	<p>Identify existing ‘Rural Villages’ with densities greater than one single family dwelling unit per two acres, and encourage small-scale commercial activities in these “Rural Villages’ to serve the Village and surrounding neighborhoods.</p> <p>Use natural resource capacities (water availability and quality, waste water disposal, and soil capacity), and community/regional goals as guidelines for development.</p>			<p>Land Conservation Strategies</p> <p>There are strategies that can be employed by the county and or a private land trust to protect open space from development.</p> <p>Conservation easement programs can function through the purchase and voluntary donation of conservation easements. Conservation easements limit land to specific uses and thus protect it from development.</p> <p>Transfer of Development Rights is a mechanism for the transfer of the legal right to develop from one piece of property to another. This allows a landowner to sell his/her development rights on a parcel of property to another location so that the second property may develop at a higher density. The owner of the first property then obtains a return on his/her land while retaining the agricultural status. In 2003, enabling legislation was granted by the New Mexico State Legislature to municipalities and counties providing authority for the transfer of development rights.</p>

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Agriculture	Preserve agricultural uses that are compatible with the environmental conditions of the area.	Maintain (to the extent feasible) agricultural uses for lands suitable or historically used for agriculture. Discourage non-agricultural development for such lands, although parks, ranches, and trails may be appropriate uses.		<p>Agricultural uses within the East Mountain Area shall be preserved by Bernalillo County through continued and enhanced tax incentives.</p> <p>New, small-scale agricultural activities such as light crop production, home gardening, sustainable agriculture, and animal husbandry shall be encouraged where consistent with environmental conditions</p> <p>New agricultural uses requiring extensive irrigation water (1,000 gpm or more) shall be limited to areas with sufficient available water, proven water rights and approval from the Office of the State Engineer..</p>	<p>Performance Guidelines</p> <p>All new development in the East Mountain Area should follow the performance guidelines presented in this plan. Standards based on performance can be established and implemented within sector plans. Performance standards are based on the effects or the performance of land use activities on a site-by-site basis. Whereas, conventional zoning restricts specific land uses, performance zoning limits intensities/levels of impacts from land uses. They do not preclude or restrict development so long as the performance standard can be met. Performance-based systems are more flexible for the development and building community to use and encourage development to be creative and well designed.</p>
Development	Prevent future degradation of the natural environment as a result of new subdivisions.	<p>Use the following policies relating to historical and cultural character to guide development of inhabited rural settlements:</p> <p>a. Existing buildings and spaces determined to be of significant local, State, or National interest should be retained, maintained, and integrated as viable elements of the community.</p> <p>b. New rural development should be sensitive to existing historic, cultural, architectural, and economic patterns.</p> <p>Designate specific areas for permanent mobile home development.</p>	<p>The East Mountain Area covers approximately 321 square miles with the population showing dispersal throughout the region. The population density in 2000 was .095 people/acre, with 3.5 percent of the County’s population on 23 percent of the County’s total land.</p> <p>Of the private land (103,585 acres), about 24,000 acres are developed with residential and commercial uses and about 78,000 acres (8664 parcels) are vacant and presumably can be developed.</p> <p>If there are close to 2000 tracts of land (or about 66,000 acres) that could be subdivided under A-2 zoning, in addition to the approximate 12,000 acres (6000 tracts) that cannot be subdivided further, the maximum buildout (assuming there are no constraint to development) of the vacant land would be about 40,000 additional parcels.</p>	<p>All existing and future developments in the East Mountain Area (new subdivisions, new land divisions, and existing lots of record) have the potential to degrade the existing character and environmental conditions and must be controlled to prevent future degradation.</p> <p>In areas with poor soils, steep slopes, wildlife habitat, and high scenic quality, clustering of development in areas most suitable for any development shall be encouraged in association with permanent open space provisions to Bernalillo County.</p> <p>Subdivisions with trail development potential, as outlined in the East Mountain Trail and Bikeways Master Plan,shall work with Bernalillo County Planning Department and Bernalillo County Parks and Recreation toward identifying and providing trail corridors in subdivision review, approval and CDRA process.</p> <p>Average residential density for any new subdivision or land division within the East Mountain Area shall not be approved at less than 2-acre net lot size* per single-family dwelling unit.</p> <p>*In the subdivision of land, net lot size is calculated by subtracting roads from the total development acreage.</p> <p>Subdivision, land divisions, and development on existing lots in areas of poor soils, steep slopes, wildlife habitat areas, and high scenic quality areas shall require particular attention and planning relative to water supply, waste water treatment, building site, road layouts, drainage, and subdivision design.</p>	<p>Require Major Subdivisions to provide open space or access to open space</p> <p>Currently, developers are not required to provide open space within major subdivisions. In some cases, this has resulted in restricting public access to U.S. Forest Service lands abutting the development.</p> <p>Planned Development Areas</p> <p>Clustering development onto a designated portion of the site (subdivision) allows for the protection of significant or fragile natural resources by leaving the undeveloped areas as open space. Though the overall dwelling units to acreage ratio (density) stays the same, the placement of those structures closer (clustered) together can leave open spaces for the protection of natural resources and the enjoyment of residents. Access to abutting public lands will be provided to the regulating authority.</p>
		<p>Use the following guidelines for commercial land use:</p> <ul style="list-style-type: none">Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.Where mineral extraction and industrial development occur, noise and other sources of pollution should be regulated and restoration of the land surface should be required.Neighborhood and/or community-scale commercial uses, rather than regional-scale commercial centers,		<p>Bernalillo County shall prohibit new SUPs for commercial and manufacturing that would otherwise require M-2 zoning.</p> <p>Commercial development should occur in the commercial nodes identified through an Economic Development study or a Master Plan areas approved by Bernalillo County</p> <p>New employment uses shall be of an appropriate scale to meet the needs of the area residents and not degrade the environment. Encourage owner-occupied business with local employees.</p>	<p>Designation of commercial activity</p> <p>The EMAP calls for appropriate commercial activity. An Economic Development Plan including market analysis and corridor study can be carried out to determine appropriate locations for commercial and industrial uses.</p>

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		<p>are appropriate for rural areas. Strip commercial development should be discouraged, and where possible, commercial development should be constrained to areas that are designated as appropriate for commercial development.</p> <ul style="list-style-type: none">Commercial growth and development should be consistent with policies that retain the rural character of the East Mountain Area.			
Open Space	Work with private and non-profit entities to establish and maintain a network of educational and recreational facilities, parks, trails and open spaces that promote recreation, tourism, cultural activities, trail corridors, protection from natural and manmade hazards, and conservation of natural and visual resources.	<p>Establish guidelines for the identification, acquisition, maintenance and preservation of these areas.</p> <p>Create an Open Space Network which connects a system of residential areas, developed neighborhood parks, and community natural open areas, to other parks and major public open space areas, to meet a range of needs at different scales and to serve the population of the development and adjacent areas.</p> <p>Create a multi-purpose network of open spaces and trail corridors along arroyos (above the 100 year flood plain and flood safety zone) and maintain the natural state of such arroyos wherever possible.</p> <p>Incorporate the following criteria into the design of parks and other undeveloped open areas:</p> <ul style="list-style-type: none">Multi-functional use of resources and facilities compatible with local character and development policies.Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.Integration into residential design for accessibility and orientation to encourage useLighting (minimal), native vegetation, sit design, or other methods to minimize vandalism and ensure compatibility with the surrounding area.Integration with natural environment.	<p>Both in 1998 and 2000, the residents of Bernalillo County approved a mill levy property tax for the purchase of open space. As a result, the Bernalillo County Open Space has acquired over 1,000 acres in the East Mountain Area. The acquisition of these properties protects them from development and provides the community with many options for passive and resource based enjoyment of the outdoors. The county Open Space Properties in the East Mountain Area are currently closed until the government and citizen committees finish the planning process.</p>	<p>Bernalillo County shall continue to work in conjunction with the National Forest Service regarding expansion of recreational facilities in the East Mountain Area.</p> <p>Bernalillo County Zoning, Building and Planning Department shall consider clustered housing, designation of non-buildable areas, and setting limitations on building envelopes in order to preserve key visual and environmental resources including arroyos, steep slope areas, ridgetops, etc.</p> <p>Bernalillo County Parks and Recreation Department shall work with the National Forest Service and City of Albuquerque Open Space Division concerning joint efforts for the provision of trails, trailheads and parking lots, group gathering sites, outdoor classrooms, handicapped access to open space, and acquisition of more open space.</p>	Through the subdivision process, Bernalillo County will require major subdivisions to provide open space and/or access to open space

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		<div>-promote private land dedication of open space and public access corridors by private citizens and organizations.</div> <div>-provide fencing, parking and signage where appropriate for each open space site.</div> <div>-encourage the development of and provide support to school systems and organizations to promote environmental education.</div> <div>-solicit community involvement when any public land is considered for sale, trade or gifting.</div> <div>-support the continuation of public access in the Otero Canyon Withdrawal area</div>			
	Secure long term funding (20 years) source for BCOS and trails.	<div>Review the Open Space Mill Levy in 2006 and explore other land conservation options.</div> <div>Explore various revenue sources with County management.</div> <div>Coordinate with BCOSAC for voter support of funding initiatives.</div>			
	Develop a pro-active acquisition and conservation strategy that promotes the mission of BCOS, including maintenance of open space.	<div>Recommend areas appropriate for open space preservation by Bernalillo County or other appropriate agency or organization.</div> <div>Work with the BCOSAC to establish a framework for systematically evaluating nominated properties.</div> <div>Work with the BCOSAC to define key open space values and acquisition priorities.</div> <div>Coordinate with the City of Albuquerque for joint purchase of properties identified in the 1988 Comprehensive Plan.</div> <div>Pursue purchase of large properties to help define the urban environment, protect viewsheds, and wildlife habitat and corridors.</div>		<div>Bernalillo County Parks and Recreation Department shall pursue acquisition and/or preservation of the Major Open Space Areas identified by the Open Space Advisory Committee.</div>	

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	Consider alternative methods of land preservation (in addition to fee simple purchase) such as conservation easements, land in-lieu-of Impact Fees, and trades.	<p>Coordinate with County management to create conservation easements or form a partnership with non-profit land trust.</p> <p>Promote private land dedication of Open Space lands for impact fee credits.</p> <p>Coordinate with local land trust to promote private lands conservation.</p> <p>Consider land exchanges to obtain more or better Open Space.</p>			
	Develop management plans for BCOS properties that conserve and enhance natural and cultural resources while providing opportunities for public education and recreation.	<p>Use the MPOS Plan as a guide for management plans and amend where necessary (to include agricultural lands, clarify categories, etc.).</p> <p>Balance natural and cultural resource protection with public use.</p> <p>Use site design, education, and stewardship programs to balance multiple uses.</p> <p>Involve the community and other agencies in property inventory and planning process.</p> <p>Establish a new paradigm for park expectation, “design”, and uses.</p>		Bernalillo County shall prohibit the discharge of firearms on any public lands in the East Mountain Area (unless an authorized law enforcement permit has been granted) similar to existing regulations approved by the US Forest Service.	
	Preserve and enhance water resources on BCOS properties.	<p>Secure all pertinent water rights on BCOS properties.</p> <p>Explore habitat enhancement through constructed wetlands or moist soils areas.</p> <p>Continue to improve irrigation efficiency on agricultural lands.</p> <p>Balance preservation of water quality and quantity with public use.</p>			

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	Develop Best Management Practices (BMPS) For All BCOS Properties.	<p>Develop a system that tracks and evaluates each property in the BCOS program and assists in determining annual spending priorities based on BMPs.</p> <p>Integrate monitoring into management plans and staff routine. Use monitoring results to assess impacts and inform decisions.</p> <p>Plan for extended droughts by exploring alternative farming techniques such as native grass and grazing management programs.</p>		Bernalillo County shall require all major subdivisions to designate a minimum useable space of 20% of the subdivision as public open space and/or trails.	
	Form partnerships with agencies and community organizations to build capacity for land management by BCOS and other land conservation partners.	<p>Develop a working relationship with City of Albuquerque Open Space staff and Board to explore coordination of law enforcement, education programming, and other areas where appropriate.</p> <p>Coordinate with other County Departments, government agencies and community organizations to help write Resource Management Plans for Open Space properties.</p> <p>Engage the public and community organizations in stewardship and education programs that promote responsible use and community ownership of Open Space lands.</p> <p>Develop stakeholder groups to participate in property stewardship programs.</p> <p>Continue to partner with Natural Resource and Conservation Service, Middle Rio Grande Conservancy District and acequia associations on agricultural lands.</p>		Bernalillo County shall encourage stewardship of specific open space sites and shall work with the East Mountain Coalition of Neighborhood Associations to implement the Trails and Bikeways Master Plan.	

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NATURAL ENVIRONMENT	Promote preservation of the natural environment to maintain rural character, protect the watershed, control erosion, facilitate drainage, reduce air pollution, and conserve the viewshed.		Significant population growth and development when combined with the sensitive environmental conditions (soils, steep slopes, and hydrogeology) result in environmental problems such as groundwater contamination, groundwater mining (in some areas threatening the existing wells), and erosion.	In order to minimize environmental and visual damage from new buildings in the East Mountain Area, Bernalillo County Zoning, Building and Planning shall require that all subdivision applications and building site plans include the following: <ul style="list-style-type: none">▪ Topography designating areas between 15% and 25% slope and over 25% slope, and ridgetops▪ Existing generalized vegetation▪ Existing floodplains/arroyos, wetlands, and riparian areas▪ Existing roads and/or trails Cleared and graded areas not to exceed minimum required for roadways, home, accessory building, waste water treatment, animal husbandry (where allowed by zoning) and driveway construction.	Bernalillo County can establish an ordinance to require the use of native plant material and xeriscape principles. The Bernalillo County Subdivision Ordinance should be revised to include requirements for the preservation of visual resources. Prior to construction, developers should be obligated to show the potential impacts of the development on the areas visual resources. The developer should also provide natural visual buffers between adjacent developments when feasible. In addition, enforcement of existing building regulations will help ensure that structures are built in appropriate places.
				Bernalillo County shall encourage the development of individual conservation plans for properties of 10 or more acres in cooperation with the Ciudad Soil and Water Conservation District.	
Water and Waste water	Maintain a dependable, quality water supply for the area.	Conserve and enhance existing watershed areas. Provide greater emphasis on a total system approach to water resource management, recognizing the interrelationship between watershed quality, precipitation, recharge, stormwater runoff, consumptive use, and septic tank effluent.	Residents of the East Mountain Area get their water from groundwater sources. The nature of the area’s aquifer limits the availability of groundwater supplies. Development must acknowledge water limitations.	Bernalillo County shall update ordinances governing the approval and construction of individual and community waste water systems and discharge plans that meet the most current New Mexico Environment Department regulations.	The Bernalillo County Subdivision Ordinance should be revised to require all new subdivisions in the East Mountain Area to study the effects of the proposed development upon the groundwater supply over a 100-year period (prepared by a Hydrogeologist or Groundwater Hydrologist).
		Encourage maximum absorption of rainfall through the preservation of natural arroyos and the design of drainage facilities and properly engineered, designed and constructed conservation devices in all new developments.			Bernalillo County shall conduct an assessment to determine the locations of natural springs in the East Mountain Area and monitor their seasonal output and water quality as one means of evaluation of the status of aquifers in the Area. Bernalillo County shall require an assessment of environmental impacts of all inter-basin water transfers, and the return of imported water whenever required. Conduct a study, jointly supported by Bernalillo County and Federal, State and local jurisdictions, to quantify aquifers and groundwater sources and develop a methodology to balance recharge and withdrawal in order to preserve the east Mountain Area’s water resource for future generations.
	Minimize the potential for ground water pollution	Minimize public health threats and water quality degradation resulting from on-site waste water disposal systems		Bernalillo County shall establish a process for the review and approval of community water systems, including preparation and/or update of design and construction standards..	

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	pollution.		caused by neighboring septic systems has occurred and measures should be taken to prevent further pollution.	<p>Bernalillo County shall require that for new developments of 25 dwelling units or more, developers and builders must provide either:</p> <ul style="list-style-type: none">▪ connection to a regulated sewer system;▪ centralized collection and treatment of waste water (including nitrogen removal);▪ approved alternative on-site non-discharging systems; or▪ conventional systems that meet the requirements specified in the Bernalillo County Waste Water Ordinance 2000-7, <i>and</i> an acceptable hydrogeologic, soils, and slope report.	
				<p>All new subdivisions in the East Mountain Area shall be required to study the effects of the development upon the groundwater supply over a 100-year period (prepared by a Hydrogeologist or Groundwater Hydrologist).</p> <p><i>Note: The State Engineers Office administers the Sandia and Estancia Basins on a 40-year basis, and will not certify water supplies beyond that point.</i></p>	<p>Bernalillo County should prepare and approve an overall drainage management plan for the East Mountain Area prior to 2010.</p> <p>Bernalillo County should prepare and adopt a Waste water Services Option Plan for the East Mountain Area before 2008.</p>
		Encourage conservation, alternative technologies, and reuse/reclamation to reduce the potential for groundwater contamination and depletion,		Bernalillo County shall actively seek grants, loans, Federal and State special appropriations, and provide other funding sources to assist in the construction and customer connection and utilization of community water and waste water systems in conformance with approved area plans, and seek to establish public/private and intergovernmental agreements for continued operation, maintenance and administration of any publicly funded community water or waste water systems.	
		Encourage the use of alternative methods for collection, treatment, and disposal of waste water effluent and residuals to reduce the potential for groundwater contamination.		Bernalillo County Zoning, Building, Planning, and Environmental Health Department shall require that all new buildings in the East Mountain Area have ultra-low flush toilets (less than 2 gallons per flush) and low-flow plumbing fixtures.	
		Require the use of appropriate technologies for on-site waste water processing for private and community systems where feasible.		<p>In all areas determined by an on-site soil evaluation approved by Bernalillo County Office of Environmental Health as having moderate or severe restrictions on the development of waste water drain fields, whether for new building permits or subdivisions, the drain fields must meet minimum county and state standards. In those soils where drain fields are not recommended, an alternative system, which can be demonstrated to mitigate the adverse impacts of discharging sewage to the environment, must be provided.</p> <p>Bernalillo Country shall require that for new developments of 25 dwelling units or more, developers must provide connection to a centralized water system meeting all state sanitation requirements.</p> <p>Bernalillo County Public Works Division shall prepare a Waste water Service Options Study for the East Mountain Area to include:</p> <ul style="list-style-type: none">▪ A water and waste water infrastructure study▪ Evaluation of waste water treatment options for the major subdivisions and population centers in the East Mountain Area.▪ Comparison of the costs and benefits of all waste water treatment options as they pertain to specific development areas.▪ Exploration of financing and management techniques for the various options.	
		Monitor existing water wells in the East Mountain Area for contamination, and strictly enforce sewage/waste water disposal requirements to protect water quality.			

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		Revise the permit fees to fund an adequate inspection and enforcement, and remediation program for waste water disposal systems.		Bernalillo County shall pursue the establishment of an incentive program (revolving loan fund, matching funds, grants) to promote the upgrade of existing septic systems to non-polluting alternatives in areas experiencing problems with septic tank effluent (groundwater pollution, well contamination, or public health hazard).	
		Promote education of East Mountain Area residents on water conservation, contamination, and alternative technologies for water usage and waste water disposal, solid waste disposal, and recycling..		<div>Bernalillo County Office of Environmental Health shall update the existing informational booklet on residential on-site waste water systems.</div> <div><ul style="list-style-type: none">▪ how the system works, including components of the system;▪ proper care and maintenance tips and schedule;▪ potential problems, how to spot them, how to avoid and/or correct them;▪ information on new technologies;▪ How to manage one’s own system, through the Bernalillo County EH Office Operator Permit.</div>	
Wildlife	Strive to maintain wildlife habitats and create new habitats where wildlife would otherwise be displaced.		There are many species of wildlife found within the East Mountain Area, each with individual habitat needs. Some can coexist with development and others are displaced by habitat destruction. There have been bear kills within the area, which poses a need for education and actions to prevent further incidences.	Bernalillo County shall encourage the establishment of wildlife corridors to increase the safety of residents and preserve the natural habitat for wildlife.	
Soils, vegetation, and topography	Protect slopes and native vegetation and encourage re-vegetation (on sites that are disturbed by development).		<div>The East Mountain Area is characterized by generally steep slopes. Due to the sensitive nature of steep slopes, precautions need to be taken during development to prevent erosion</div> <div>Accumulated fuel loads and drought conditions make wildfire a sever threat to the East Mountain Area community.</div>	<div>Bernalillo County Public Works Division shall require all future subdivisions in the East Mountain Area to submit an Erosion and Sediment Plan (during and after construction) for review and approval. Use of xeriscaping and natural vegetation should be encouraged.</div> <div>Bernalillo County Public Works Division shall prepare an overall drainage management plan for the entire East Mountain Area.</div> <div>Future trail locations should be placed at an elevation that is above the water surface during a 100-year storm event.</div> <div>All development shall comply with the Federal Stormwater Quality regulations promulgated by the US EPA and as administered by Bernalillo County, the City of Albuquerque, or any other local governmental entities.</div> <div>Usage of road curbing will not be permitted unless it is incorporated in a complete storm drainage system.</div>	
Air, Light, Noise Pollution	Safeguard public health and enhance the quality of life.		Due to the rural nature of the East Mountains, the area enjoys clean air, little light pollution, and limited noise pollution. As development increases, these are elements that may be threatened.		Bernalillo County will continue to require new buildings that include fireplaces or wood burning stoves to use low emission fireplaces or stoves.

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	Improve air quality to safeguard public health and enhance the quality of life	Protect air quality by providing a balanced circulation system that encourages mass transit use through the I-40 corridor and other alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.		Bernalillo County shall integrate air quality considerations into zoning and land use decisions to prevent air quality/land use conflicts.	
	Prevent new land use/noise conflicts to protect the public health and welfare, and enhance the quality of life.	Integrate noise mitigation into the land-use planning process. Develop strategies to minimize adverse noise effects on noise-sensitive land uses near existing noise sources (Interstate 40 and the Ideal Cement Plant).		Bernalillo County shall require new buildings in the Area to have low-emissions fireplaces and wood-burning stoves.	
	To maintain and improve the existing visual quality of the East Mountain Area.	Recognize the natural and visual environment, particularly features unique to the East Mountain Area as a significant determination in development decisions. Encourage the careful siting of incidental structures such as signs, guywires, poles, fireplugs, street furniture, and overhead utility lines, which are sources of visual intrusion and impediments to the mobility of pedestrians, bicyclists, and equestrians. Encourage landscaping within public and private right-of-way to control water erosion and dust, and create a pleasing visual environment; native or naturalized low-water use vegetation should be used where possible. Preserve areas not necessary for alteration through development on a site, or improve them to be compatible with both the new construction and the surrounding landscape.			
		Encourage preservation of natural topographic features such as canyons arroyos, streams, slopes, springs, ridge lines and open meadows. Avoid siting of buildings on ridgetops or in the middle of meadows whenever possible to preserve the integrity of the rural views in the area. Construct roads along natural contours whenever possible and avoid or minimize			

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		cutting and grading. Encourage imaginative and innovative building techniques to create buildings suited to natural hillside surroundings, using colors and textures of building materials that are in harmony with the natural surroundings.			
COMMUNITY RESOURCES					
Residential Development	To ensure that the supply of predominant zoning meets residential and housing needs.	Preserve the supply of affordable housing and the opportunities to obtain standard housing for a reasonable price.	Housing Values in the East Mountain Area have increased dramatically within the past decade.	Bernalillo County shall maintain land that is zoned for residential uses that encourages housing that is affordable to all East Mountain residents.	
		Encourage quality and innovation in new affordable housing design and construction.			
		Evaluate service expansion costs, benefits, and effects and balance costs among new service recipients, existing users, and the community, taking into consideration the natural environment.			
		Provide an option for higher density (cluster) residential development. However, cluster developments should: a. be controlled by a site development plan to be approved by Bernalillo County, b. by physically separated from other residential development by an open space buffer, c. have a minimum average net lot size of two acres, and d. provide Bernalillo County with property rights or other forms of easement that ensures permanent preservation of the open space.			
		Establish construction guidelines requiring low-flow plumbing fixtures and other conservation features (unless alternative waste water systems proposed would be better served by high water volumes).			
		Encourage community water systems and shared wells where practical.			
		Require the provision of access trailheads and/or trail easements to existing trails and National Forest Lands and other federal, state, and city lands through new development.			

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Economic and Commercial Development	To achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.	<p>Provide new employment opportunities for area residents which will accommodate a wide range of occupational skills and salary levels.</p> <p>Promote tourism with careful attention to the potential for impacts of tourism on the East Mountain Area residents, rural character, and environment.</p> <p>Promote sound economic development that includes small-scale, local industries</p> <p>Non-residential design criteria should be developed for, but not limited to, the following: -Scale -Building massing -Sense of entry -Ingress and egress -Placement of buildings and parking areas -Rural character</p> <p>Encourage the use of building materials that are in harmony with the landscape, minimize the alteration of existing vegetation and topography on building sites, and minimize the visibility of buildings and incidental structures.</p>	The need to provide goods, services, and employment in the East Mountain Area speaks to a larger issue of economic development.	<p>Bernalillo County shall prepare an Economic Development Plan including a detailed Commercial Nodes and Corridors section. The design guidelines must be compatible with the rural character of the area and with the transportation network.</p> <p>Portions of the community should be reserved strictly for commercial activity to accommodate a variety of wholesale, retail, service and offices uses where the highest traffic volumes and greatest utility demands can be served and more extensive signage and outdoor display of materials will be expected and permitted</p> <p>Focus light industrial and commercial development in selected areas with adequate utilities and transportation access and set apart from any existing or future residential neighborhoods or other incompatible land uses.</p>	<p>Bernalillo County can work with the East Mountain Chamber of Commerce and residents to accomplish the following:</p> <ul style="list-style-type: none">▪ Prepare and adopt an economic development plan.▪ Establish criteria for what constitutes nodes (areas of concentrated commercial activity)/ corridors and appropriate activities;▪ Prioritize desired and potential commercial and industrial activities;▪ Analyze potential location of centers and corridors;▪ Identify job opportunities
Education	Provide a wide variety of educational and recreational opportunities.	<p>Develop more effective communication and planning links with the Albuquerque Public School district and area schools.</p> <p>Encourage the establishment of additional parks and recreation facilities for the East Mountain Area Residents.</p> <p>Encourage local educational and recreational activities including races, parades, East Mountain Rendezvous, etc.</p> <p>Work with Kirtland Air Force Base and the U.S. Department of Energy to ensure that the Withdrawal Area is properly maintained and to prevent the inappropriate use of the area by hikers, equestrians, and mountain bike users.</p> <p>Develop one or more community cultural centers to provide visual and performing arts space, including classroom and performance space for both children and adults to participate t all levels in their</p>	There are two elementary schools in the East Mountain Area: A. Montoya Elementary School in Tijeras with 499 students and San Antonito Elementary School near Frost road and Highway 14 with 313 students. There is one middle school, Roosevelt M.S. in Tijeras with 489 students. In 2000 the East Mountain Charter High School opened near Frost road and Highway 14. Aside from the 305 student that go to the charter school, other high school students are mostly bused to Manzano High School in Albuquerque, although some choose to attend Moriarty High School.	<p>Bernalillo County shall work with the Albuquerque Public School system to make educational facilities accessible by East Mountain Area residents</p> <p>Bernalillo County Shall encourage educational programs on Open Space land</p>	

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		<p>cultural heritage, music, theatre, art, and dance.</p> <p>Designate scenic roadways with educational and historical information signage.</p>			
Cultural Resources	Identify and, if appropriate and feasible, manage or acquire significant archeological and paleontological sites for research, education, economic, or recreational use.	<p>Develop a proactive program for identifying and evaluating historical, archeological, paleontological, ecological, and other significant sites and items in the East Mountain Area.</p> <p>Determine appropriate treatment of significant sites and remedies for those that cannot be preserved.</p> <p>Per the State of New Mexico Cultural Properties Act 18-611.2 NMSA 1978 and the Bernalillo County Subdivision Ordinance Sec. 74-112 Protecting Cultural Properties: All lands that are to be sub-divided into more than 24 lots shall be investigated by an archaeologist who is permitted by the State Cultural Properties Review Committee.</p>		<p>Bernalillo County Building, Zoning and Planning Department shall require a review letter from the New Mexico Office of Cultural Affairs concerning archeological resources for any proposed development in the East Mountain Area. Prior to development, excavation, or grading of any site containing known archaeological or historical sites, Bernalillo County shall require, review, and approve a mitigation plan when sites are identified by the State Historic Preservation Division as significant sites.</p> <p>Bernalillo County shall promote preservation of historic structures in the Area through the following actions:</p> <ul style="list-style-type: none">▪ Encourage private preservation of historic structures.▪ Explore the feasibility of adaptive reuse of historically significant structures for public or other community uses.▪ Provide support for practical historic preservation programs that will benefit East Mountain Area residents.▪ Apply for matching funds from the State Historic Preservation Division for an area survey of historic structures. State and/or National Historic Register nominations shall be prepared as a deliverable of survey.▪ Notify and work with concerned citizens who have identified potentially historical sites. <p>Bernalillo County shall review and evaluate existing archeological sites and pictographs for potential inclusion and purchase as County Open Space.</p>	
Facilities	To develop and manage public services and facilities in an efficient, equitable manner.	<p>Expand services and make them more accessible to people who reside in the East Mountain Area.</p> <p>Encourage development of pedestrian, equestrian, and bicycle trails separate from traffic lanes on roadways.</p>		<p>All new parks, schools, churches and other public and semi-public facilities and amenities shall be encouraged to locate on sites that contribute to the identify of the community.</p> <p>Public buildings should strive to be an example of superior design quality.</p> <p>Public buildings shall serve as community gathering areas by being accessible and available to area residents.</p> <p>Bernalillo County shall work with the Village of Tijeras on development and funding of regional community facilities such as the existing Community Center, or proposed Library, Museum, and Mountain Arts Cultural Center.</p>	Bernalillo County should assess the capacity of existing public facilities to serve the current or projected future population. This information can assist in identifying potential locations for future public facilities and lead to the expansion or relocation of public activities or facilities.

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<u>BCPR</u> Selected goals, objectives, and policies from the <i>POST and Trails and Bikeways Master Plan</i>	Provide and promote diversified and quality recreational programs and facilities for the citizens of Bernalillo County. (1995)	1A. Use Open Space properties as locations and resources for new and future BCPR programs. 1B. Establish a stewardship program to enable neighborhood associations, community groups, and others to assist in site-specific Open Space management 1C. Consult with the BCOSAC for facility development and/or needed improvements on Open Space properties.		Bernalillo County shall work with staff from other federal, state, county and municipal agencies and private developers on facility development and management issues in order to provide and promote diversified and quality recreational programs and facilities for the citizens of the EMA. Use county review approval process (CDRA and CPC) as ways to secure public accessibility to open space and trails.	Recreational Needs Undertake a review of EMA’s recreational facilities in light of existing and future recreational needs. Large subdivisions, not yet built out, will inevitably present a variety of recreational needs.
	Promote and enhance a cooperative working relationship with staff from other federal, state, county and municipal agencies and private developers on facility development and management issues. (1995)	2A. Support APS “Safe Walk to School” initiative through appropriate trail development. 2B. Acknowledge facility development partnerships with other agencies on signage.			
	Emphasize conservation of water resources.	3A. Assure availability or feasibility of a municipal, cooperative, or on-site well system with water rights when acquiring new properties. 3B. Comply with BCPW storm water regulations, including Best Management Practices for stormwater quality and NPDES stormwater regulations. 3C. Institute a water consumption tracking effort at all irrigated properties, and develop a data base to manage and use this quantitative information.			
	Emphasize maintenance of and improvements at existing facilities.	4A. Prepare an annual improvement and maintenance project list for Open Space properties. 4B. Coordinate with neighborhood, special interest, and community organizations to augment BCPR management and maintenance of Open Space properties.			
	Pursue diverse funding sources, joint purchases and revenue generating activities.	5A. Prepare for Open Space maintenance funding once the Open Space mill levy expires in 2006, either by renewing the mill levy or providing maintenance funds through the annual			

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		<p>County budget process.</p> <p>5B. Apply 5% set aside money to trail segments identified in the Bikeways and Trails Master Plan. Unincorporated County trail segments shall be prioritized annually on a County Master Trail list to be developed jointly by BCPW and BCPR.</p> <p>5C Leverage mill levy funds by collaborating with federal, state and local agencies to acquire targeted properties for Open Space.</p> <p>5D Explore ways to have facilities generate revenue.</p>			
	Ensure that designs of new facilities or upgrades to existing facilities are innovative, water conscious, easy to maintain, and respond to user needs and demands	<p>6A Explore appropriate environmental design and innovation in new construction or facility improvements – for example, include water harvesting in future facility design.</p> <p>6B Develop perimeter trails at appropriate parks, community complexes, and Open Space properties.</p>			
	Establish and maintain additional as well as existing neighborhood parks, hardscape areas and other recreational facilities, which will meet a variety of community needs.	<p>Bernalillo County will work with adjacent/affected neighborhood associations and user groups.</p> <p>Pursue the possibility of a regional swimming pool</p> <p>Identify and purchase developable lands in and near established communities, which may be developed, into future parks or community open spaces.</p> <p>Explore the feasibility of requiring new residential and commercial developments to provide lands that are suitable for community parks and or open space that are publicly accessible.</p> <p>Design interconnecting neighborhood open spaces that connect to other parks and public open spaces.</p> <p>Incorporate the following criteria into the design of parks and community open space:</p> <p>-multi-functional use of resources and</p>			

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		<p>facilities compatible with local character and development polices.</p> <p>-budgetary consideration for maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.</p> <p>-Integration into residential and natural environment design for accessibility and orientation to encourage use.</p> <p>Research the possibility of multipurpose centrally located fields for soccer, football and other organized adult/youth activities.</p> <p>develop and /or designate sites suitable for off road vehicle use, which is separate from those, used by non-motorized users. These sites should be identified with terrain fragility, wildlife patterns and noise pollution as parameters.</p> <p>develop hardscape surfaces in central locations in existing community sites dedicated to activities such as tennis, hockey, roller blades and skateboards.</p> <p>improve and maintain existing park features such as playgrounds and picnic tables.</p> <p>encourage and support local educational and recreational activities.</p> <p>identify additional programs needed for senior and handicapped citizens and work with existing organizations to provide facilities for these programs.</p>			
Trails	Identify, Develop And Maintain A Series Of Interconnecting Trails In East Mountain Area Providing Recreation For Bicyclists, Pedestrians, Equestrians And Other Non-Motorized Users.	<p>1.create a series of interconnecting trails that connect through an “open space network” including arroyos (above 100 year flood plain and flood safety zone) and maintain the natural state of such arroyos wherever possible.</p> <p>2. Require the provision of access trailheads and or trail easements to existing trails, National and State Forest lands and other federal, state and city open spaces through new developments both commercial and residential.</p> <p>2a. Work with bc public works and nm dept. Of transportation to use existing</p>	<p>The <i>East Mountain Trails and Bikeways Master Plan</i> adopted in 2005. One of the primary goals laid out in the master plan includes the creation of an interconnected system of multi-use trails and bikes. The <i>Bernalillo County Parks, Open Space, and Trails Plan</i> (POST), adopted October 2004, connects trails with open space through an open space network.</p>	<p>Bernalillo County shall identify, develop and maintain a series of interconnecting trails in East Mountain Area</p> <p>New subdivisions shall be required to provide trail connections and/or access to trails on adjacent public or private lands as designated East Mountain Bikeways and Trails Plan. Provision of trails can often be reasonable substitute for recreation facilities that require water.</p>	<p>Bernalillo County should continue to develop the trail system as planned in the East Mountain Trails and Bikeways Plan (Bernalillo County Parks and Recreation).</p>

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		row on their roads as much as possible for future trail corridors. 3.identify and maintain trails suitable for multiple uses that are compatible with the existing terrain. 4. Provide signage in a prominent site, where appropriate, to inform users of the rules and regulations for each area. 5. Provide fencing, off street parking and public facilities where appropriate. 6. a) work with organized trail users and other agencies on maintenance of trails and b) secure permission from property owners to use trails for specific use(s) 7. Also need to acknowledge that Counties can hold conservation easements (trails or open space) and private property owner has protection through the Recreation Use Statutes for public recreation uses on private land.			
	Work with user groups to secure appropriate locations for use by motorized users	Designate appropriate trails for access by motorized vehicles.			
	Begin implementing East Mountain Trails and Bikeways Master Plan.	Explore feasibility of extending the San Antonito/Vista Grande trail connection further south to the commercial center at Frost Road and Explore feasibility of extending the San Antonito/Vista Grande trail connection further north - along the designated Turquoise trail – with private landowners and New Mexico			
Transportation	Plan transportation infrastructure to facilitate a balanced circulation/transportation system including automobile, bicycle, pedestrian, equestrian, and public transportation that respects the existing rural characteristics of the East Mountain Area.	Establish and maintain an all-weather circulation system allowing year-round and emergency vehicle access to existing and planned developments. Roads should fit the existing topography of the area and the scale of travel needs.	The primary transportation corridors in the East Mountain Area are Historic Route 66/I-40, NM 14, and NM 337 (South 14). Nearly all development within the area relies on these routes for daily transportation needs. Interstate 40 is a six-lane divided freeway that bisects the area into a north and south area. Connections to and across the interstate are limited. Historic Route 66 runs parallel to I-40. This road is heavily used by local traffic to access retail and community services provided on	The primary intra-mountain circulation network consisting of Hwy 14, Frost Road, Hwy 217, Hwy 337 and Historic Route 66/I-40 shall be improved and maintained to provide safe, efficient year-round access. Secondary circulation routes including Gutierrez Canyon and Vallecitos Road/Meadow Drive/Sedillo Hill Road shall be maintained as rural roadways providing alternative north-south connections from I-40 to the residential development to the north.	

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			the eastern fringe of the City of Albuquerque. Historic Route 66 is also the primary artery through the Village of Tijeras and Carnuel.		
		Reduce the adverse effects of automobile travel through a balanced land use/transportation system that promotes the efficient movement of residents to/from housing, employment, and services.		Bernalillo County Public Works Division shall prepare a location study for at least one Park & Ride lot in the area.	
		Improve roadway maintenance to achieve and maintain smooth, steady traffic flow at speeds appropriate for the East Mountain Area.		Bernalillo County Public works Division shall pursue methods to gravel and maintain all appropriate high traffic roadways in the East Mountain Area to reduce dust and air pollution.	
		Encourage the use of car/van pooling and bus ridership through the provision of park-and-ride lots. These lots should be designed for joint use when efficient and feasible, including but not limited to: a. school/park sites b. private parking lots/park and ride lots c. mixed-use developments		Bernalillo County should limit individual driveway access for new subdivisions onto all regional and local primary roadways wherever reasonable access can be provided through other existing rights-of-way or interior circulation streets.	
		Provide effective regional transit and para-transit. This should be promoted by Bernalillo County, SunTran, and local residents, in cooperation with other jurisdictions.			
		Promote development of pedestrian ways and auto-free areas integrated into developments for safe, pleasant, non-motorized travel.			
		Construct and promote a bicycle and trail network.			
		Include parallel paths and crossings for trails or pedestrian walkways where possible in all street and highway projects.			
		Encourage a reduced level of peak hour demand on traffic circulation by encouraging flexible work hours, carpooling, park and ride, etc.			
		Develop a hierarchy of roadway designs to maintain rural character: a. natural runoff control wherever possible b. native vegetation encouraged in rights-of-way c. design speeds appropriate for rural areas			
Public Safety/ Fire Safety	Improve safeguard measures for fire protection, law	Coordinate transportation and site planning review relative to fire protection, emergency vehicle ingress and egress, and evacuation.	There are four main fire stations and three fire substations dispersed throughout the East Mountain Area. The Bernalillo County Sheriff is	All new proposed developments must indicate the level of need for Public Safety facilities, including personnel. Bernalillo County shall require major subdivisions applications to include	

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	enforcement, and emergency evacuation.	<p>Encourage the use of fire resistant materials for development in forested areas.</p> <p>Identify community buildings that can be used for emergency shelters.</p> <p>Encourage and support the East Mountain Area Inter-Agency Fire Protection Association to continue their efforts.</p> <p>Encourage review of all major subdivisions by the Bernalillo County Fire Department relative to emergency vehicle access, evacuation, and fire protection.</p> <p>Coordinate the review and approval process within the East Mountain Area relative to the fire safety with the State Forestry Department.</p>	developing neighborhood watch groups to assist the residents of the East Mountains in protecting their homes from crime. In addition, the Fire Department and sheriff are working together to develop emergency evacuation plans for the East Mountain Area.	<p>a fire mitigation plan.</p> <p>Bernalillo County shall communicate with the State Forestry Department on Fire Safety measures</p> <p>Bernalillo County shall adopt the current international Fire Code and Wildland Urban Interface Code</p>	
Solid Waste	Maintain an accessible solid waste station and promote recycling.		The solid waste ordinance states that solid waste must be disposed of properly. Illegal dumping is a crime. In the East Mountains there are three independent solid waste haulers who can be contracted to pick up and dispose of garbage or residents can take it to the Transfer Station which has been in operation since 1985 and serves a Bernalillo County residential base in the East Mountains. The facility accepts residential household solid waste, residential yard waste, residential construction and demolition waste, bulky items, appliances and metals, used motor oil and batteries, green waste. The Transfer Station has become a central part of the community and a place to emphasize ways of recycling solid waste.	<p>Bernalillo County shall improve enforcement of ordinances associated with solid waste disposal and require mandatory community service as a penalty for unlawful littering and dumping in the East Mountain Area.</p> <p>Bernalillo County shall at all times maintain at least one solid waste transfer station in the area.</p> <p>Bernalillo County shall work with Area residents to implement an area-wide recycling program.</p>	